

# Rockford Historic Preservation Commission

February 13, 2008 – 6:00 PM  
Conference Room B  
Rockford City Hall

**PRESENT** Laura Bachelder, Sally Faber, Maureen Flanagan, Thomas Graceffa, Ald. Doug Mark, Mark McInnis

**ABSENT** David Hagney

**STAFF** Ginny Gregory, Reid Montgomery, Tonia Vrolyk

**OTHERS** Jeff Sundby, Icon Development Group; Gary Anderson

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Chairman, Laura Bachelder, called the meeting to order at 6:07 p.m.

## NEW BUSINESS

### ELECTION OF OFFICERS

Mark McInnis made a **MOTION** to **NOMINATE** Laura Bachelder for Chair and Maureen Flanagan for Vice Chair. The motion was seconded by Sally Faber and **CARRIED** by a vote of **6-0**.

### APPROVAL OF MINUTES

Ald. Doug Mark made a **MOTION** to **APPROVE** the minutes for the meeting of December 4, 2007 as submitted. The motion was seconded by Sally Faber and **CARRIED** by a vote of **6-0**.

### CERTIFICATES OF APPROPRIATENESS

- **1105 North Court Street (Garrison School)**

Jeff Sundby was present on behalf of Icon Development Group and Chandler Anderson.

Mark McInnis pointed out that there isn't anything in the application that gives the Commission information on the building as far as dimensioning, of the windows, heights of the roof, etc. There are guidelines that need to be followed as far as the ratio of height to width of the proposed building's elevation, roof shape and pitch, proportion shape position location pattern and size of windows and doors.

Mr. Sundby showed an illustration of the front elevation of the project, but said he does not have anything more specific than the drawing at this point.

Ginny Gregory pointed out that for her to be able to write a certificate for this, she needs to be able to tell the Building Department what is going to get built. The description must be complete and include specifics, such as which buildings are which materials, the actual elevations, etc.

Ald. Doug Mark stated that he understood that the buildings were going to have the same pitch and the same style as the original school, basically the same design.

Mr. McInnis said that the Commission needs to see more detail about the following in order to analyze the project:

- Style and size of windows
- Ratios
- Roofing materials

Ald. Mark and Mr. McInnis emphasized their support for the project.

Ginny Gregory said that the difficulty she sees, in terms of finding something comparable, is that we do not have any rowhouses or townhouses in Rockford. In response to a question, she stated that the Commission never officially reviewed any new construction in connection with this project other than garages for the existing building. That Certificate clearly indicated that an additional one would be needed for this part of the project.

Mr. Sundby indicated that the project has been reviewed by Mike Jackson of IHPA. Mike wants to see this building look more consistent. He wants to make sure that there is not too much variation in the brick.

Ms. Gregory pointed out that this is the biggest construction that the Commission has ever reviewed. For that reason if for no other, she wants to make sure the review is done right and all the details that are needed are covered.

Mr. Sundby said that they intend to complete it, dimension it, make material notes, and get the manufacturer's brochure on all bricks.

Mr. McInnis asked who developed the elevations used in the drawing Mr. Sundby had shown. He replied that the drawings were laid over Gary Anderson's elevations. They changed some window elevations.

Ald. Doug Mark made a **MOTION** to **LAY OVER** this item until the March 4<sup>th</sup> meeting. The motion was seconded by Mark McInnis and **CARRIED** by a vote of **6-0**.

Mr. Sundby said that he will supply completed dimensions, material selections, roof pitches and window styles.

Ms. Gregory said that she needs either a smaller (11" x 17") version of the elevation than the drawing Mr. Sundby had brought to the meeting, or three copies at this size.

Laura Bachelder asked about the setback and grading. Mr. Sundby said that the setback is noted on the site plan. Ald. Mark said that the setback was the original of what the housing is currently is, and that it has all been approved by Zoning.

Ms. Gregory suggested that Mr. Sundby supply anything that they have in writing from Mike Jackson. It may be helpful in a future discussion about the project.

- **210 West Jefferson Street (Elks Club)**

Gary Anderson was present to describe the project. They need to repair, restore and repaint windows; repair exterior pairs of doors with some requiring replacement to match existing; restore the existing fascia; replace roof with asphalt shingles; and add a new south entry. He pointed out that it is still owned by The Abilities Center but that there is an agreement to purchase by the Hendricks Development Group. This has obviously been affected by Ken Hendricks' death, but he hopes to have a decision from the family to move ahead with the project in the next couple of weeks.

Gary went on to explain the plans for the building. The idea is to turn it into a banquet facility with a restaurant on the lower level. The one major change would be on the south side of the building where the Nicolosi building sits. The idea is to purchase that building, take it down, and create a new major access into the building there. The only way to provide access to upper floors with an elevator without destroying major interior elements is to have the elevator on the south side of the building. They hope to restore the south side openings that were there before the other building and the handball courts were built, blocking it. The canopy will match the detail of what was on the north side of the building. The new vestibule entryway will come in underneath the grand staircase. They will extend the stairway so it goes to all floors.

The new south entrance would serve as a drop-off area. It could also be used for outdoor events for just the Elks Club or in conjunction with something going on at Memorial Hall. No decision has been made as to whether this is to be concrete or blacktop, preferably in some type of street print.

Plans submitted with this application include a roof projection for the elevator. They propose using Dryvit and painting it chocolate brown so it doesn't stand out. Currently the building has rolled roofing; they would like to replace this with asphalt shingles. In response to a question, Gary stated that the downspouts are roof mounted; they are looking at putting them on the inside of the building.

Ald. Doug Mark made a **MOTION** to **APPROVE** the Certificate of Appropriateness as submitted. The motion was seconded by Thomas Graceffa and **CARRIED** by a vote of **6-0**.

- **307 Grove Street**

Ginny stated that this is a modification of a Certificate granted by the Commission previously. The request came about because of findings by the Health Department of lead paint in the house, and their requirement to replace the windows. Because it is federally funded through the City's Human Services Department, there was only a limited amount of money that was available, hence the vinyl windows. The original application (and Certificate) were for all of the windows; this request is to replace those on the sides and in back with vinyl while repairing and replacing those in front with wood. This was the stipulation placed on them by IHPA in its Section 106 review.

Mark McInnis stated his concern that this is a clear violation of the Commission's design guidelines which state that replacement windows should match the original in design and material. These clearly do not meet the second half of that requirement. If the owner had been living here since before Haight Village was designated a historic district, she might have some claim to grandfathering in something new like this, but she's only been there a few years. She

moved into Haight Village with the understanding that it's a historic neighborhood and that she needs to follow the guidelines.

There was considerable discussion of the points Mark raised, and the respective roles of this Commission, IHPA and the County Health Department in this issue. Mark McInnis made a **MOTION** to deny the certificate of appropriateness because vinyl is not an acceptable material. The motion **FAILED** for lack of a second.

Discussion continued, covering the following issues:

- ♦ This same approach has already been taken in at least one other house in Haight Village, for the same reasons, so from that standpoint the Commission was being consistent in this.
- ♦ While it is possible to encapsulate the lead in windows, the friction caused by opening and closing the window can bring the lead out again. That is why the Health Department insists on replacement.
- ♦ We should continue the dialog we had with the Health Department previously.
- ♦ What's being requested here is actually an improvement over what the Commission approved previously for this house.

Sally Faber made a **MOTION** to **APPROVE** the Certificate of Appropriateness for replacing windows on two sides and the back, as submitted. The motion was seconded by Ald. Doug Mark. The motion **CARRIED** by a vote of **5-1**. (Mark McInnis voted no.)

- **709-711 Grove Street**

Ginny explained that this application was in response to a violation notice sent to the owners regarding metal replacement doors. These were put on after a fire, replacing flush metal doors with some with windows.

After a brief discussion, Ald. Doug Mark made a **MOTION** to **DENY** the application for a Certificate of Appropriateness since it does not match the Commission's design guidelines. The motion was seconded by Laura Bachelder and **CARRIED** by a vote of **6-0**.

## **VIOLATIONS**

- **400 block, Kishwaukee Street**

Ginny indicated that after she received a complaint about these houses, she and a member of the Neighborhood Standards checked out the houses. The primary concern is the apparent complete lack of standard maintenance, especially painting. There are also instances of handrailings missing pieces or spindles.

Ald. Doug Mark made a **MOTION** to cite the owner with violations of numerous kinds under Sec. 13½-23 of the ordinance, including, but not limited to: no maintenance, boarded up windows, doors, porches, and lack of painting. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **6-0**.

- **Process**

Ald. Doug Mark made a **MOTION** to **REQUEST** an all codes inspection on those properties as part of these violations. The motion was seconded by Mark McInnis and **CARRIED** by a vote of **6-0**.

## **OLD BUSINESS**

### **Violation – 515 Grove Street**

This is an ongoing violation regarding a house owned by the Swedish Historical Society. They have not responded to any of the notices sent to them and Legal Department is working on a suit to take them to court. The primary issues are boarded up windows, chicken wire covering openings in the foundation, and siding being pulled off.

Ald. Mark stated that he had met with representatives of the Society in the Mayor's office the previous week. He felt they were looking for a way to resolve this. After a brief discussion, Ginny was directed to call them and invite them to HPC's next meeting.

### **Mike Pauly memorial**

The Commission discussed briefly the options for a memorial for member Mike Pauly who had died the previous November. The options were presented by Mike's family to the Park District staff (where Mike had worked). The Commission chose to make a joint contribution to one of the rooftop gardens, either at the new Nicholas Conservatory or at Park District headquarters in the Old Post Office.

### **Grant applications**

Ginny reviewed briefly the two applications that had been submitted for CLG grants. The one for an economic impact analysis of local designation of residential districts was approved, subject to funding being made available. The second grant, for revision of the design guidelines, was not. Due to the limited amount of money expected to be available for this, IHPA is not approving more than one application for any jurisdiction.

Ginny indicated that one of the first steps in doing this project will be determining what could be considered comparable neighborhoods for each of the districts. Haight Village is fairly simple in that regard, as is Garfield Avenue. However, the other two districts will be a bit more problematical. The Commission asked her to present them with options for each.

## **STAFF REPORT**

### **IAHPC (IL Association of Historic Preservation Commissions)**

Ginny stated that the IAHPC is in the process of updating and improving its website. One of the primary goals is to make this a useful tool for HPC members. She asked Commission members to

take a look at the site, and also to let her know what would be helpful to them if it were on the site.

### **NAPC (National Alliance of Preservation Commissions) Forum 2008**

She also pointed out that this Commission is a member of NAPC and described their biannual forum format. As a means of encouraging Commission members to attend, she said that IAHP would probably be offering scholarships to attend this year's Forum in New Orleans and asked that anyone interested in attending let her know.

### **Adjournment**

With no further business to come before the Commission, Ald. Doug Mark made a **MOTION** to **ADJOURN**. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **6-0**.

The meeting adjourned at 7:44 p.m.

Respectfully submitted,  
Tonia Vrolyk  
Senior Clerk  
Community Development Department